NOT AN OFFICIAL DOCUMENT

7

GINA PIMENTEL RECORDER STATE OF INDIANA LAKE COUNTY RECORDED AS PRESENTED 2024-020334

3:53 PM 2024 Aug 1

Parcel Number: 45-15-05-104-010.000-015

TRANSFER ON DEATH DEED

THIS INDENTURE WITNESSETH, that James L. Holtcamp and Maryann Holtcamp, Husband and Wife ("Owners"), of Lake County, Indiana, QUITCLAIM to James L. Holtcamp and Maryann Holtcamp, Husband and Wife, TRANSFER ON THE SURVIVING OWNER'S DEATH ("TOD") to Joel Holtcamp and Allison Holtcamp ("Primary Beneficiaries"), for no monetary consideration, the following described real estate in Lake County, Indiana:

LOT 58, OAK MEADOWS SUBDIVISION, UNIT ONE, TO THE TOWN OF ST. JOHN, AS SHOWN IN PLAT BOOK 69, PAGE 21, IN LAKE COUNTY, INDIANA.

Commonly known as: 12437 - 102nd Avenue, St. John, IN 46373

If either of the Primary Beneficiaries does not survive the Owners, then the interest of the deceased Primary Beneficiary under this Transfer on Death Deed shall be distributed to the Primary Beneficiary's lineal descendants per stirpes ("LDPS"); provided, however, in the event that any portion of the real estate passes under this Transfer on Death Deed to a lineal descendant of the surviving Owner who is under the age of twenty-one (21) at the time of surviving Owner's death, then said lineal descendant's interest in the real estate shall be distributed to the person named as Executor under the surviving Owner's Last Will and Testament, as Custodian for the beneficiary under the Indiana Uniform Transfers to Minors Act.

IN WITNESS WHEREOF, Owners have caused this Transfer on Death Deed to be executed this 1^{st} day of August, 2024.

JAMPS L. HOLTCAMP

MARYANN HOLTCAMP

FILED

AUG 0 1 2024

2015 2015 Rn

PEGGY HOLINGA KATONA LAKE COUNTY AUDITOR

NOT AN OFFICIAL DOCUMENT

STATE OF INDIANA)
) SS
COUNTY OF LAKE)

AL RYBI

E OF IND

Before me, the undersigned, a Notary Public in and for said County and State, this 1st day of August, 2024, personally appeared James L. Holtcamp and Maryann Holtcamp, Husband and Wife, as Owners, and acknowledged the execution of the above and foregoing Transfer on Death Deed as their free and voluntary act.

IN WITNESS WHEREOF, I have hereunto set my hand and official seal the day and year last above written.

LAURA L. RYBICKI, Notary Public

THIS INSTRUMENT WAS PREPARED BY: Laura L. Rybicki, Attorney No.: 21389-45

LAURA L. RYBICKI, LLC 9495 Keilman, Suite 2B, St. John, Indiana 46373 Telephone: (219) 365-7766

Grantees' Address and Mail Tax Bills To: James and Maryann Holtcamp 12437 - 102nd Avenue St. John, IN 46373 I affirm, under the penalties for perjury, that I have taken reasonable care to redact each Social Security number in this document, unless required by law.

/s/ Laura L. Rybicki